\$495,000 - 10, 1075 36 Street N, Lethbridge

MLS® #A2196129

\$495,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Churchill Industrial Park, Lethbridge, Alberta

This flexible industrial condo has a lot to offer for its size. Features include a reception area and two private offices with exterior windows. There are two, 2-piece bathrooms with one in the office and one in the shop. There is also a mezzanine with storage below, and forced air and A/C for the office and a unit heater for the shop. The shop offers 18â€[™] ceilings, a drive-thru bay with two 14' x 16' overhead doors, trench floor drains, full-size makeup air unit, and 200 amp, 3-phase electrical service providing all the extra features that have become essential to modern industrial occupants, that are not available in most industrial bays of this size. The condo unitâ€[™]s demising wall is a 2-hour fire rated wall.



Built in 2016

Essential Information

MLS® #	A2196129
Price	\$495,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Туре	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address Subdivision City County Province Postal Code	10, 1075 36 Street N Churchill Industrial Park Lethbridge Lethbridge Alberta T1H 6L5	
Interior		
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
Exterior		
Lot Description	Interior Lot, Low Maintenance Landscape, Paved, Private	
Roof	Metal	
Foundation	Poured Concrete	
Additional Information		

Date Listed	February 20th, 2025
Days on Market	83
Zoning	I-G

Listing Details

Listing Office AVISON YOUNG

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